

Environment Director & Chief Executive:
John Wood



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Date 06 November 2017

RE: 6/2017/2385/COND - Queenswood School, Shepherds Way, Brookmans Park, Hatfield, AL9 6NS

Dear David,

Thank you for your consultation in relation to the above planning application for the Submission of details pursuant to conditions 1 (Material samples), 2 (tree protection plan), 3 (soft landscape plan) and 5 (surface water drainage scheme) on planning permission 6/2016/2675/MAJ dated 20/07/2017, at Queenswood School, Shepherds Way, Brookmans Park, Hatfield, AL9 6NS.

In relation to Condition 1, 2 and 3 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 5 states:

No development shall take place until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should:

- 1. Demonstrate that the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*
- 2. Include detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.*

The approved details shall be fully implemented and retained thereafter.

REASON: To prevent the increased risk of flooding, both on and off site, in accordance with the National Planning Policy Framework 2012.

We advise the LPA that the information submitted in support of Condition 5 in relation to surface water does not provide the required information.

We note there is a surface water drainage strategy provided dated June 2017. However, final detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs have not been provided.

Informative to the LPA

We would like to advise the LPA that the Final Surface Water Drainage Strategy 47875 June 2017 Part 2 is missing in the available documents. However, we believe that the information required in Condition 5 is not included in the missing document.

For further guidance on HCC's policies on SuDS, HCC Developers Guide and Checklist and links to national policy and industry best practice guidance please refer to our surface water drainage webpage

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/>

Should the LPA decide not to discharge condition 5 and require further information from the applicant, we would be happy to offer any further advice on any subsequent information received by the LPA.

Please note, if the LPA decide to discharge the condition we wished to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Yours sincerely,

Julia Puton

SuDS Officer

Hertfordshire County Council